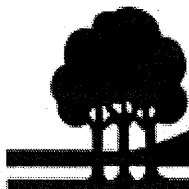


PUBLIC REVIEW DRAFT

**CITY OF MOUNTAIN VIEW
DRAFT HOUSING ELEMENT
INITIAL STUDY/NEGATIVE DECLARATION**

LSA

March 2010



CITY OF MOUNTAIN VIEW

Community Development Department • Planning Division
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540
Phone (650) 903-6306 • FAX (650) 903-6474

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE CITY OF MOUNTAIN VIEW DRAFT HOUSING ELEMENT

NOTICE IS HEREBY GIVEN that the City of Mountain View has completed an Initial Study/Negative Declaration for the Draft Housing Element in accordance with the California Environmental Quality Act.

Project Location: The Draft Housing Element applies to all areas within the City of Mountain View's jurisdictional boundaries

Proposed Project: The Draft Housing Element establishes a long-term plan to address the housing needs of the City of Mountain View. The Draft Housing Element is one of seven elements required to be included in the City's General Plan, per Section 65580(c) of the Government Code. Per State requirements, the Draft Housing Element addresses the City's housing needs for the period of January 1, 2007 through June 30, 2014.

Findings: The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Negative Declaration. Potential housing sites identified within the Draft Housing Element may be identified on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review: Copies of the Initial Study/Negative Declaration are on file and available for review at the City of Mountain View Community Development Department, 500 Castro Street, Mountain View, California or on-line at www.mountainview.gov. Written comments will be accepted between March 24, 2010 and April 22, 2010. Verbal and written comments will also be received by the City's Environmental Planning Commission, at a regular session scheduled for 7:00 p.m., April 7, 2010 in the Council Chambers at 500 Castro Street. Comments from all Responsible Agencies are requested. Written comments on the Draft Initial Study/Negative Declaration must be submitted to the following address:

Scott Plambaeck, Senior Planner
City of Mountain View
Community Development Department
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039
Or via e-mail at: Scott.Plambaeck@mountainview.gov

PUBLIC REVIEW DRAFT

**CITY OF MOUNTAIN VIEW
DRAFT HOUSING ELEMENT
INITIAL STUDY/NEGATIVE DECLARATION**

Submitted to:

City of Mountain View
Community Development Department
500 Castro Street
Mountain View, CA 94039-7540

Prepared by:

LSA Associates, Inc.
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LSA

March 2010

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APPENDICES

Appendix A: City of Mountain View Draft Housing Element 2007-2014

1. INTRODUCTION

This Initial Study/Negative Declaration (IS/ND) evaluates the potential environmental impacts associated with adoption of the City of Mountain View Draft Housing Element, and has been prepared to conform to the requirements of the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations 15000 *et seq.*), and the regulations and policies of the City of Mountain View.

This Initial Study provides program-level environmental analysis of the potential environmental impacts associated with the City's Draft Housing Element. This document focuses on potential impacts that can be expected to follow from the adoption of the revised Draft Housing Element. This Initial Study is not a detailed environmental review of specific development projects as the City cannot reasonably anticipate project level impacts without the actual proposed development projects. The Initial Study is meant to provide decision makers and the general public a reasonable assessment of potential environmental impacts following from adoption of the Draft Housing Element.

The Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan designations, which the City believes can be used to meet its "fair share" of the City's regional housing needs as determined by the State Department of Housing and Community Development (HCD) and distributed by the regional Council of Governments for the San Francisco Bay Area, the Association of Bay Area Governments (ABAG). In addition, changes to the housing policies in the Draft Housing Element are proposed to encourage residential development of existing housing units, and support housing for a range of household incomes.

The Initial Study includes a description of the Draft Housing Element and evaluates the potential environmental impacts associated with adoption of the Draft Housing Element through the use of an environmental checklist as provided in Appendix G of the *CEQA Guidelines*.

A. CONTACT PERSON

Questions regarding the preparation of this IS/ND, its assumptions, or conclusions, should be referred to:

Scott Plambaeck, Senior Planner
Community Development Department
City of Mountain View
500 Castro Street
Mountain View, CA 94039
Phone: (650) 903-6306

B. REPORT ORGANIZATION

This document is organized into the following chapters:

- *Chapter 1 – Introduction:* Discusses the overall purpose of the IS/ND, provides contact information, and summarizes the organization of the IS/ND.
- *Chapter 2 – Project Description:* Provides a description of: the Draft Housing Element components; the Regional Housing Needs Assessment; Potential Housing sites; and goals, policies, and implementation programs.
- *Chapter 3 – Environmental Checklist Responses:* Evaluates the potential environmental impacts of the proposed project through responses to the Initial Study checklist questions derived from Appendix G of the *CEQA Guidelines*.
- *Chapter 4 – Report Preparation:* Identifies preparers of the IS/MND and references used.

2. PROJECT DESCRIPTION

The Draft Housing Element establishes a long-term plan to address the housing needs of the City of Mountain View. The Draft Housing Element is one of seven elements required to be included in the City's General Plan, per Section 65580(c) of the Government Code. Per State requirements, the Draft Housing Element addresses the City's housing needs for the period of January 1, 2007 through June 30, 2014. The City's current Draft Housing Element was adopted by the City Council on December 10, 2002, and was certified by the State on January 2, 2003.

Unlike other elements in the General Plan, State housing law requires cities and counties to update their Draft Housing Elements every five to seven years. In addition, Draft Housing Elements are subject to statutory requirements and mandatory review by HCD. The City conducted outreach and prepared the Draft Housing Element concurrently with the General Plan update process in order to ensure that the two are sufficiently integrated and reflective of the other. In particular, the City wants to ensure that the Draft Housing Element is consistent with the land use goals and policies set forth in the updated Land Use Element, as well as those contained within the Circulation Element.¹ The City plans to submit the Draft Housing Element to HCD in May 2010.

The Draft Housing Element is comprised of information from various sources. These sources include the *City of Mountain View Draft Housing Element: Needs Assessment and Constraints 2002-2014*² and a potential housing site inventory prepared by the City. Additionally, the following sources were used during the preparation of the Draft Housing Element:

- City of Mountain View 2002 Draft Housing Element;
- Comments from the September 3, 2008 and September 17, 2008 EPC Draft Housing Element Workshops;
- The October 2008 Senior Advisory Task Force Report;
- 2006-2011 Affordable Housing Strategies, reviewed by Council February 19, 2008;
- Environmental Action Plan, February 19, 2008;
- General Plan update workshops summaries conducted Spring of 2009;
- The Draft Housing Element Needs Assessment and Constraints Analysis including comments received at the April 22, 2009 EPC meeting and the June 30, 2009 Council Meeting;
- The Draft Goals, Policies, and Programs including comments received at the September 2, 2009 EPC meeting and the October 6, 2009 Council Meeting; and
- Updates to California Draft Housing Element law and changes to HCD policy.

¹ Mountain View, City of, 2009. *Staff Report, Environmental Planning Commission (Regular Meeting)*. April 22.

² Bay Area Economics, 2009. *City of Mountain View Draft Housing Element: Needs Assessment and Constraints, 2007-2014 (Draft)*. August 31.

A regional location map of Mountain View is provided in Figure 1.

A. DRAFT HOUSING ELEMENT COMPONENTS

The updated Draft Housing Element contains the following components, as required of Section 65583(c) of the Government Code:^{3,4}

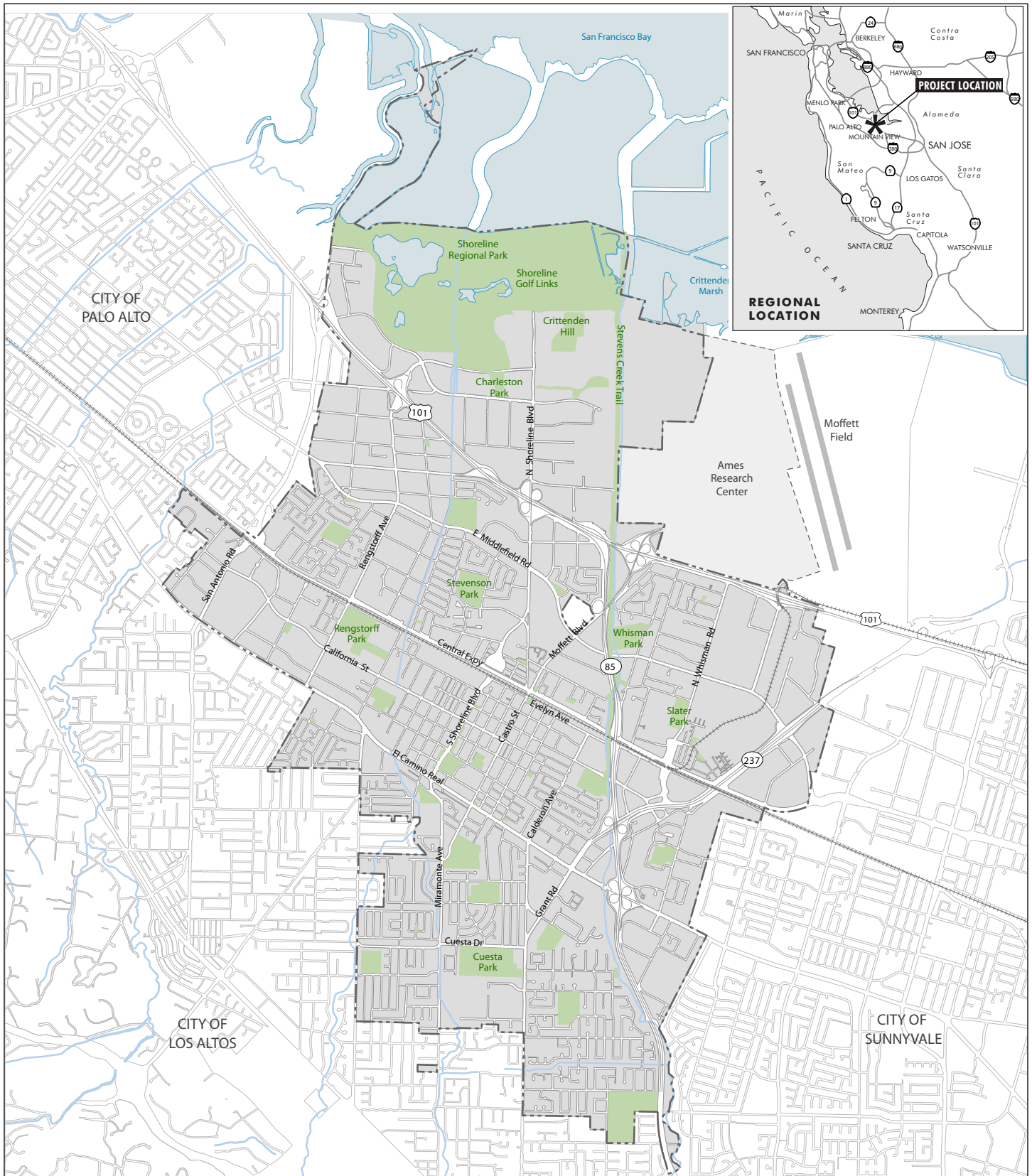
- An assessment of the City's housing needs, including existing needs (e.g., level of payment compared to ability to pay, instances of overcrowding, housing stock conditions) and projected needs (e.g., the City's allocation of income-specific housing needs developed by ABAG);
- An inventory of land suitable for residential development (e.g., vacant sites and sites having potential for redevelopment) and an analysis of the relationship of zoning and public facilities and services to these sites;
- An analysis of constraints to the development of housing, including: land use controls; fees and exactions; on- and off-site improvement requirements; building codes and their enforcement; permit and processing procedures; and constraints related to the development of housing for persons with disabilities; and
- A program and schedule of actions (e.g., goals, policies and programs) that achieve the following objectives: 1) identify adequate sites to accommodate the City's share of regional housing needs as designated by ABAG; 2) assist in the development of housing for low- and moderate-income households; 3) remove or mitigate governmental constraints to the development of affordable housing; 4) conserve and improve the City's existing affordable housing stock; 5) promote equal housing opportunities; and 6) preserve identified at-risk affordable housing units.

B. REGIONAL HOUSING NEEDS ALLOCATION

Regional councils of government are required to determine each jurisdiction's share of regional housing needs, per Section 65584 of the Government Code. ABAG is the council of governments responsible for determining the City's Regional Housing Needs Allocation (RHNA). The City's RHNA for the period of 2007 through 2014 requires the City to demonstrate enough residentially zoned land to accommodate 2,599 additional units, including: 571 units for very low-income households (0 to 50 percent of the Area Median Income, or AMI); 388 units for low-income households (51 to 80 percent of AMI); 488 units for moderate-income households (81 to 120 percent of AMI); and 1,152 units for above moderate-income households (above 120 percent of AMI).

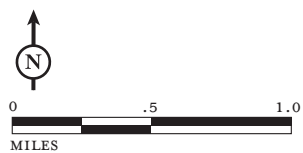
³ Government Code Section 65583. Website: www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65580-65589.8. Accessed September 9, 2009.

⁴ Department of Housing and Community Development, 2005. *State Draft Housing Element Law*. Website: www.hcd.ca.gov/hpd/hrc/plan/he/heoverview.pdf. Accessed September 8, 2009.



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FIGURE 1



- CITY OF MOUNTAIN VIEW
- SPHERE OF INFLUENCE

*City of Mountain View Draft Housing Element
Initial Study/Negative Declaration
Regional Location and
City Jurisdictional Boundary*

SOURCE: MIG; LSA ASSOCIATES, INC., 2009.

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The RHNA applies to housing units constructed, approved, or proposed starting January 1, 2007. The City issued building permits for 377 units in 2007 and 99 units in 2008, as shown in Table 1. Additionally, as of October 2009, there are approximately 689 units that have been completed, are in building permit review, or have received planning entitlement approval. As a result, the City's remaining RHNA needs, as of the end of 2009, was 1,434 units.

Table 1: Approved Units (2007-2008) and Remaining RHNA Units Needed

State Identified Available Categories	Current RHNA (2007-2014)	Units Added During Current RHNA Cycle			Net New Units Needed
		2007 ^a	2008 ^a	2009 ^b	
Very Low (up to 50 Percent AMI)	571	104	0	0	467
Low (51 Percent-80 Percent AMI)	388	0	0	0	388
Moderate (81 Percent-120 Percent AMI)	488	4	0	81	403
Above Moderate (Greater than 120 Percent AMI)	1,152	269	99	608	176
Total	2,599	377	99	689	1,434

^a Based on building permits issued.

^b Includes projects completed, under construction, in building permit review, or housing that has received planning entitlement approval as of October 2009.

Sources: City of Mountain View, 2009; BAE, 2009.

C. POTENTIAL HOUSING SITES

The City of Mountain View has identified several potential housing sites to meet the RHNA. No changes are proposed to the General Plan Land Use map or to zoning designations in order for the City to meet its RHNA numbers. Figure 2 shows potential very low and low income housing sites; Figure 3 shows moderate income housing sites; and Figure 4 shows above moderate income sites. Tables 2, 3 and 4 provide additional information regarding these sites.

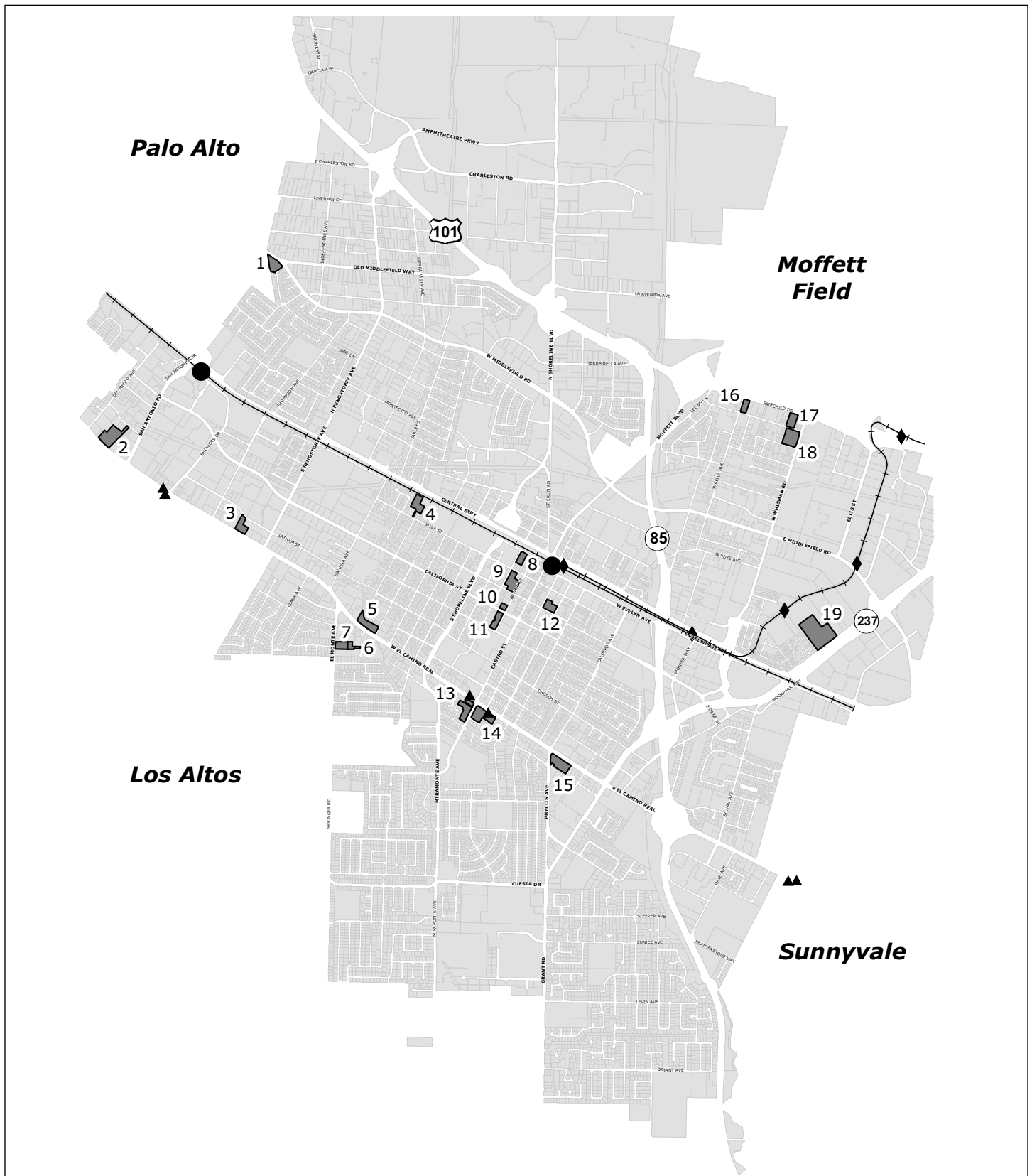
D. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

The City includes the following goals, policies, and implementation programs in the updated Draft Housing Element as identified below:

Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Policies

- A. Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).
- B. Work towards meeting the City's Quantified Objectives for production, rehabilitation, and preservation during this Housing Element 2007-2014 planning period.
- C. Encourage a mix of housing types, at a range of densities, that serves a diverse population, including units serving both young and mature families, singles, young professionals, single parent households, seniors, and both first-time and move-up buyers.
- D. Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.
- E. Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, low-, and moderate-income households.
- F. Ensure new residential development integrates with and improves the character of existing neighborhoods.



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NOT TO SCALE

- ▲ 522 RAPID BUS
- ◆ VTA LIGHT RAIL
- CALTRAIN STATION
- HOUSING SITES

FIGURE 2

*City of Mountain View Draft Housing Element
Initial Study/Negative Declaration
Very Low and Low Income
Housing Sites*

SOURCE: CITY OF MOUNTAIN VIEW; LSA ASSOCIATES, INC., 2009.

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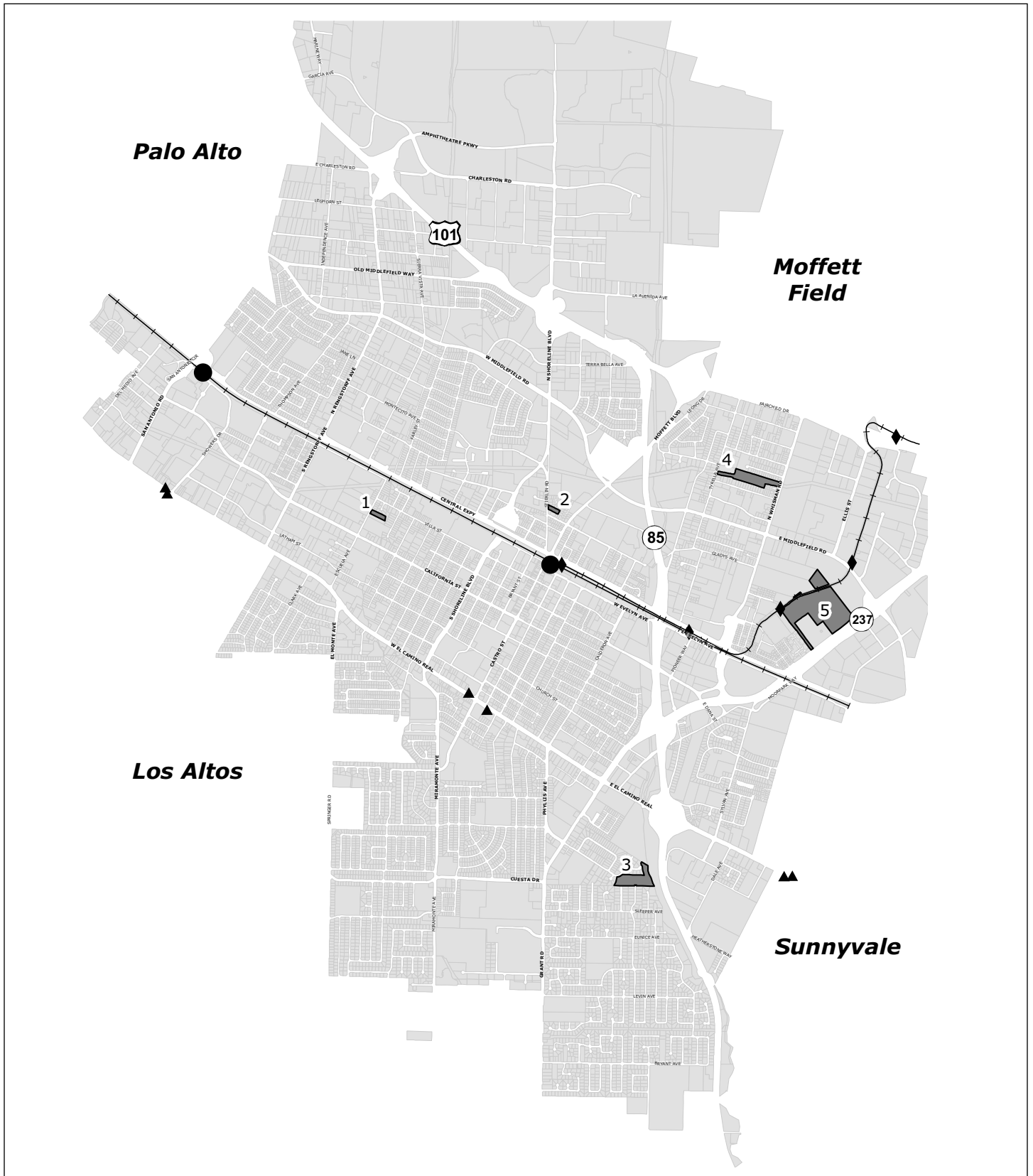
- ▲ 522 RAPID BUS S
- ◆ VTA LIGHT RAIL S
- CALTRAIN STATION
- HOUSING SITES

FIGURE 3

*City of Mountain View Draft Housing Element
Initial Study/Negative Declaration
Moderate Income Housing Sites*

SOURCE: CITY OF MOUNTAIN VIEW; LSA ASSOCIATES, INC., 2009.

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NOT TO SCALE

- ▲ 522 RAPID BUS S
- ◆ VTA LIGHT RAIL S
- CALTRAIN STATION
- HOUSING SITES

FIGURE 4

*City of Mountain View Draft Housing Element
Initial Study/Negative Declaration
Above Moderate Income Housing Sites*

SOURCE: CITY OF MOUNTAIN VIEW; LSA ASSOCIATES, INC., 2009.

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Table 2: Sites With 20+ Units Per Acre and Very Low and Low-Income Projects

Site ^a	Approximate Location	Lot Area	Allowable Density Units/Acre	Realistic Unit Capacity ^b
1	2545 and 2551 W. Middlefield Road	1.89	43	65
2	2650 and 2656 W. El Camino Real	2.94	43	101
3	2246 and 2268 W. El Camino Real and 2241 and 2243 Latham Street	1.67	35-43	45
4	1710 Villa Street	2.04	30	49
5	1616, 1620 and 1720 W. El Camino Real	2.08	43	71
6	918 Rich Avenue	0.72	29	16
7	1057 El Monte	1.22	35	34
8	135 Franklin	1.06	50	42
9	240-284 Bryant Street, 947 Villa St, 970 W. Dana Street	2.49	30-50	59
10	380 Bryant St. and California Street	0.47	50	18
11	424-458 Bryant St and 907- 941 California Street	1.45	50	6 ^c
12	660 and 676 W. Dana St. and Hope Street	1.41	40-50	45
13	1032,1044,1060 Castro and 111 and 133 W. El Camino Real	2.40	43	83
14	695 and 749 W. El Camino Real	3.06	43	105
15	111-133 W. El Camino Real	2.54	43	87
16	111 Fairchild, 123 Fairchild, 112-120 Evandale	0.99	30	18
17	228 Evandale, 236 Evandale, and 277 Fairchild	1.53	30	37
18	291 Evandale Avenue	2.97	60	79 ^d
19	South Whisman Area Phase II (364 Ferguson Drive front half of property)	3.57	40	114
Total				1,074

^a The location of potential housing sites are shown in Figure 2.

^b Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

^c The City issued an RFP requesting a total of 58 units, with 6 of the units being set aside for low-income households.

^d This is the net units. Actual realistic buildout is 143 units, the site has 64 units that would need to be demolished if it is redeveloped.

Source: City of Mountain View, 2009; BAE, 2009.

Table 3: Sites With 14-19 Units Per Acre and Moderate Income Projects

Site ^a	Approximate Location	Lot Area	Allowable Density Units/Acre	Realistic Unit Capacity ^b
1	394 Ortega Precise Plan	2.00	14	20
2	424-458 Bryant St and 907- 941 California Street	1.45	50	52 ^c
3	425 and 455 Evelyn Avenue	3.36	25	67
4	Evelyn Avenue Corridor Precise Plan. 230- 400 Villa Street, 217-405 W Evelyn, and 104-190 Calderon	3.75	25	75
5	445 Calderon Avenue	1.24	15	14
6	137 Easy Street	1.39	14	14
7	129 and 135 Ada Avenue	4.57	14	51
8	Whisman Precise Plan	1.90	15-25	23
9	South Whisman Area Phase II (364 Ferguson Drive rear half of property)	4.00	15-20	48
10	526-569 E. Evelyn	3.66	19	56
Total				420

^a The location of potential housing sites are shown in Figure 3.

^b Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

^c The City issued an RFP requesting a total of 58 units, with 52 of the units being market rate housing.

Source: City of Mountain View, 2009; BAE, 2009.

Table 4: Sites With Less than 13 Units Per Acre and Above Moderate Income Project

Site ^a	Approximate Location	Lot Area	Allowable Density Units/Acre	Realistic Unit Capacity ^b
1	263 Escuela	0.90	11	8
2	333 Stierlin Road	0.67	12	5
3	1991 Sun Mor Avenue	5.00	4	15
4	450 N. Whisman	6.40	12	61
5	South Whisman Area Phase I. 364-500 Ferguson Drive	24.87	8-60	717
Total				806

^a The location of potential housing sites are shown in Figure 4.

^b Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

Source: City of Mountain View, 2009; BAE, 2009.

Implementation Programs

1. **Below-Market-Rate Program.** Continue to implement the Below-Market-Rate (BMR) program in which new housing developments over a certain unit count provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units. Use BMR in lieu fees to support the development of new subsidized housing serving lower-income households.
2. **Housing Impact Fee.** Continue to implement the Housing Impact Fee ordinance to facilitate collection of funds for subsidized housing serving lower-income households. The Impact Fee is assessed on a per square foot basis on new office, industrial, hotel, and retail development in Mountain View.
3. **Financial Support for Subsidized Housing.** Continue to provide financial support to local subsidized housing developments using public funds such as BMR In-Lieu Fees, Housing Impact Fees, Revitalization District funds, and contributions to the Santa Clara County Housing Trust Fund. In addition, use the housing set-aside funds from the Revitalization District in a timely and fiscally responsible manner to support the development of subsidized housing in Mountain View.
4. **Focus on Lower-Income Segments.** Allocate most of the City's affordable housing funds for households earning less than 80 percent of the County median income, with an emphasis on very-low and extremely low-income households.
5. **Partnerships with Subsidized Housing Developers.** Collaborate with subsidized housing developers to optimize their eligibility for financing under various federal, State, County and private programs, such as CDBG, the Low Income Housing Tax Credit program, the Santa Clara County Housing Trust Fund, the Sobrato Family Trust, and others.
6. **Low-Income and Moderate-Income Subsidized Ownership Housing.** Work with developers of subsidized ownership housing to promote ownership opportunities for low and moderate-income households.
7. **Update Residential Densities in General Plan.** Use the General Plan Update as an opportunity to target key sites near transit and existing services for higher-density development that allows housing and/or mixed use. Some of the target areas include San Antonio, El Camino Real, Moffet Boulevard and Old Middlefield.
8. **Update Zoning Ordinance.** Update the Zoning ordinance and development standards to be compatible with the updated General Plan.
9. **City-Owned Land.** Consider using available City-owned properties as subsidized housing sites.
10. **Density Bonus.** Update the City's code to be consistent with the State Density Bonus Law. Use the updated density bonus provisions to facilitate the development of subsidized housing.

11. **Federal and State Policy Initiatives.** Support legislation to continue, expand, or develop financing programs for subsidized housing programs.
12. **Project Design and Integration.** Work with developers and the community to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.
13. **Housing in CRA Zoning District and Downtown Areas.** Continue to allow higher-density residential and mixed-use development in the Commercial/Residential-Arterial zoning district and in the Downtown Precise Plan.
14. **Innovative Housing Programs.** Continue to encourage innovative housing programs such as coop housing, shared housing, and intergenerational housing.
15. **Manufactured Housing.** Continue to allow manufactured housing in all residential zones.

Goal 2: Provide assistance to households at different income levels to address their housing needs.

Policies

- A. Assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Mountain View.
- B. Support opportunities for community service workers, such as City and other public agency staff, teachers, and public safety personnel, to live in Mountain View.
- C. Give priority for subsidized housing to persons who live or work in Mountain View whenever it is legally feasible.

Implementation Programs

1. **First-Time Buyer Assistance.** Explore the feasibility of implementing a first-time homebuyer's down payment assistance program.
2. **Other Buyer-Assistance Programs.** Support the Santa Clara County Housing Trust Fund second mortgage program and other federal, State and local programs that enable moderate income households to purchase homes.
3. **BMR Program Preferences.** Continue to support the City's BMR program to give priority to City of Mountain View public safety workers, Mountain View public school teachers, and persons who live or work in Mountain View for housing units supplied through the program.
4. **City Employee Housing Loan Program.** Develop and implement the City's low-interest home loan program that serves City employees.
5. **Outreach to Residents and Workers.** Continue to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for subsidized housing developments and programs, including seniors and other special needs communities.
6. **Partnerships with Other Local Agencies.** Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety personnel, and other qualified employees to increase awareness of subsidized housing programs.
7. **Mortgage Revenue Bonds and Mortgage Credit Certificates.** Continue to work with the Santa Clara County Housing Bond Coordinator for the issuance of Mortgage Revenue bonds for projects and for the issuance of Mortgage Credit Certificates for first time homebuyers.
8. **Tenant Relocation Assistance Program.** Implement the Tenant Relocation Assistance Program Ordinance adopted by Council, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.

Goal 3: Conserve and improve Mountain View's housing stock.

Policies

- A. Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.

Implementation Programs

1. **Multi-family Housing Inspection Program.** Continue the home inspection program and conduct an analysis of it once during the Housing Element 2007-2014 planning period to review its effectiveness.
2. **Opportunities for Rehabilitation.** Work with subsidized housing developers to examine the feasibility of purchasing and rehabilitating seriously deteriorating and neglected apartment buildings.
3. **Home Repair Assistance.** Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.
4. **Soft-Story Buildings.** Conduct a study that evaluates the City's policy options, opportunities, and constraints for retrofitting soft-story buildings in Mountain View.
5. **Subsidized Housing Maintenance.** Ensure that City-subsidized housing projects are well maintained.
6. **Condominium Conversion.** Continue to regulate conversions of rental multi family units to condominiums per the Municipal Code (Chapter 28, Article VIII).

Goal 4: Preserve subsidized and other affordable units at risk of conversion to market rate housing.

Policies

- A. Preserve the existing six mobile home parks as vital housing opportunities in the community.
- B. Work with property owners and/or developers to acquire, rehabilitate, and preserve subsidized units that serve lower-income households.
- C. Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.

Implementation Programs

1. **Mobile Home Park Land Use Category.** Retain "Mobile Home Park" as a separate residential land use category on the General Plan land use map.
2. **Conversion Impact Report.** Require a conversion impact report before approving a mobile home park conversion.
3. **Preservation of Subsidized Housing Stock.** Work with owners of local subsidized housing developments to ensure that strategies are in place to preserve the affordability for any projects with expiring affordability requirements.
4. **Rehabilitation of Subsidized Housing.** Support efforts to rehabilitate buildings to increase the supply of subsidized housing through collaborations on applications for state and federal funding or direct financial assistance.

Goal 5: Address, remove, or mitigate constraints to housing production.

Policies

- A. Remove unnecessary constraints to residential development, with a particular focus on subsidized housing.

Implementation Programs

1. **Shared Parking.** Consider shared parking, on a project-by-project basis, in mixed-use developments that include residential units.
2. **Reduced Parking Requirements for Senior and Subsidized Housing Projects.** Continue to allow reduction of required parking for senior and subsidized housing projects on a project-by project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios.
3. **Reduced Parking Near Transit and Services.** Consider reduction of required parking for higher-density residential projects near transit or services on a project-by-project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios.
4. **School Impacts.** Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.
5. **Cap on Efficiency Units.** Prepare a study evaluating the feasibility and impacts of amending the Municipal Code (Chapter 36, Article XII-C, Section A36.42.080) to raise or eliminate the cap on the number of efficiency studios allowed in the City.
6. **Constraints on Companion Units.** Conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter 36, Article XII, Section A36.12.040) to remove constraints that may limit the construction of companion units.
7. **Entitlement Process.** Identify and implement strategies to streamline the entitlement and building permit process. Examples include streamlining the development review process and updating the Zoning Ordinance and precise plans.
8. **Neighborhood Engagement.** Continue to notify neighborhoods of proposed residential projects and rezoning, and continue to encourage developers to engage neighborhoods early in the planning process.

Goal 6: Support fair and equal housing opportunities for all segments of the community.

Policies

- A. Support programs to address discrimination in the sale, rental and development of housing.
- B. Support mediation programs between housing providers and tenants.
- C. Encourage and support the development of subsidized housing that serves seniors, disabled individuals, the homeless, larger households, and other special needs populations.

Implementation Programs

1. **Larger Units.** Encourage subsidized and market rate housing developers to provide units that serve larger families as part of their projects.
2. **Emergency Rental Assistance and Housing Voucher Programs.** Provide funding for the Emergency Rental Assistance and Housing Voucher programs operated by the Community Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.
3. **Emergency Resources for Homeless.** Continue to support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including runaway youth, with programs such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, and Quetzal House.
4. **Regional Homeless Programs.** Continue to participate in regional homeless programs and to support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates families and individuals from Mountain View every year.

5. **Supportive and Transitional Housing.** Support developers of transitional and supportive housing facilities through applications for State and federal funding or direct financial assistance. Continue to support Mountain View's six-bed transitional house, Graduate House, for previously homeless persons.
6. **Emergency Homeless Shelters as Permitted Use.** Identify Emergency Homeless Shelters as a permitted use in a zoning district within one year of the adoption of the City's Housing Element.
7. **Regulation of Supportive and Transitional Housing.** Modify the City's Zoning Ordinance as necessary to treat transitional and supportive housing as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.
8. **Mediation and Fair Housing Programs.** Continue outreach to educate tenants about existing mediation and fair housing programs. Continue to support the City's volunteer mediation program through public and private agencies (e.g., Project Sentinel). Continue to contract with local service providers to address local fair housing complaints.
9. **Fair Housing Task Force.** Continue to participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services.
10. **Reasonable Accommodation.** Amend the Municipal Code to meet State equal access requirements to provide exceptions for individuals with disabilities reasonable accommodation in rules, policies, practices and procedures.
11. **Senior Housing.** Support developers of subsidized senior housing facilities through applications for State and federal funding, or with direct financial assistance.
12. **Senior Care Facilities.** Encourage a continuum of care facilities in Mountain View such as a senior residential community, life care facility, or assisted living facility. In addition, consider amending the Zoning Ordinance to establish development standards for senior care facilities.
13. **Senior Housing Near Senior Center.** Consider locating new senior housing near the City's Senior Center.
14. **Regional Solutions to Special Needs Housing.** Continue to work with non-profit agencies, other jurisdictions, and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless.
15. **Location of Special Needs Housing.** Encourage development of special needs housing (e.g. housing for person with physical, mental, and victims of domestic violence) within convenient access to services, public facilities, and transit.
16. **Home Repair/Home Access Program.** Continue to fund the Home Repair/Home Access Program that assists lower-income homeowners with minor renovations to make their homes accessible.
17. **Community Development Block Grant and HOME Programs.** Apply annually for the City's maximum entitlements under the Federal Community Development Block Grant and HOME programs.
18. **Federal Funds for Housing.** On an annual basis, spend at least half of the City's CDBG and HOME grants to provide housing for lower income households, homeless people, and other households with special needs.
19. **Analysis of Impediments to Fair Housing Choice (AI).** Continue to prepare and update the City's AI, as required by HUD.

Goal 7: Promote energy-efficient and environmentally sensitive residential development, remodeling and rehabilitation.

Policies

- A. Support environmentally sustainable practices in all aspects of residential development.

Implementation Programs

1. **Green Building Principles.** Continue to encourage developers to use green building principles and techniques such as solar access, natural ventilation, and drought tolerant landscaping during the development review process.
2. **Green Building Standards.** Develop green building standards for residential buildings.
3. **Water Conservation Landscaping Ordinance.** Adopt the State-mandated water conservation ordinance.
4. **Construction and Demolition Debris Diversion Ordinance.** Continue to implement the Construction and Demolition Ordinance, adopted in September 2008, which requires that 50 percent of construction and demolition debris be recycled or reused.
5. **Staff Training on Green Building Practices.** Continue to train City staff on current green building practices.
6. **Energy Efficiency.** Encourage and support energy efficiency improvements and modifications for existing subsidized housing units and low-income households.

Goal 8: Maintain an updated Housing Element that is monitored, reviewed, and effectively implemented.

Policies

- A. Prepare a Housing Element implementation plan and complete an annual update.
- B. Provide appropriate staff and budget to implement the Housing Element.

Implementation Programs

1. **Annual Monitoring and Review.** Continue the City's annual review of its Housing Element programs. Prepare an annual report to the Environmental Planning Commission and City Council on the results of Housing Element implementation for the past year.
2. **City Council Goal Setting.** Incorporate Housing Element programs in the City Council's goal-setting process.

3. ENVIRONMENTAL CHECKLIST

A. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

B. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

C. ENVIRONMENTAL CHECKLIST RESPONSES

1. Project Title:

City of Mountain View Draft Housing Element

2. Lead Agency Name and Address:

City of Mountain View
Community Development Department
500 Castro Street
Mountain View, CA 94039

3. Contact Person and Phone Number:

Scott Plambaeck, Senior Planner
City of Mountain View
Community Development Department
Phone: (650) 903-6306

4. Project Location:

All areas within the City of Mountain View's jurisdictional boundaries (see Figure 1).

5. Project Sponsor's Name and Address:

City of Mountain View
Community Development Department
500 Castro Street
Mountain View, CA 94039

6. General Plan Designation:

The City contains various General Plan designations.

7. Zoning:

The City contains various zoning designations.

8. Description of Project: The Draft Housing Element establishes a long-term plan to address the housing needs of the City of Mountain View. The Draft Housing Element is one of seven elements required to be included in the City's General Plan, per Section 65580(c) of the Government Code. Per State requirements, the Draft Housing Element addresses the City's housing needs for the period of January 1, 2007 through June 30, 2014. Please see Chapter 2, Project Description, for more details.

9. Surrounding Land Uses and Setting: As previously noted, the Draft Housing Element applies to all areas within the City of Mountain View's jurisdictional boundaries. The City is bordered to the north by the San Francisco Bay, to the east by the City of Sunnyvale, to the south by the City of Sunnyvale and the City of Los Altos, and to the west by the City of Los Altos and the City of Palo Alto.

10. Other agencies whose approval may be required:

- California Department of Housing and Community Development

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Have a substantial adverse effect on a scenic vista? (Less-than-Significant Impact)*

Mountain View takes its name for the views of the Santa Cruz Mountains to the south and west that are available throughout the City. Views of other natural features such as the Diablo Mountain Range to the southeast, Mission Peak to the east, San Francisco Bay to the north, and Stevens Creek on the eastern portion of the City are available from various locations within Mountain View. Views of the San Francisco Bay are generally only available from Shoreline Park in the North Bayshore Area. The 1992 General Plan identifies the surrounding mountain ranges, the San Francisco Bay, the baylands, and Stevens Creek as scenic resources, views of which should be preserved.

The Draft Housing Element does not include new goals, policies, or implementation programs related to preserving or affecting views of scenic resources (e.g., changes in maximum allowed building heights), nor does it propose to amend or rescind existing related policies or regulations. Changes to these policies or regulations resulting from the ongoing General Plan update process, should they occur, will be addressed in the General Plan EIR. In addition, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future housing development projects would be required to undergo separate environmental review,⁵ as well as the City's project review process.⁶

⁵ All future projects would be required to undergo CEQA review. If projects receive federal funding, NEPA review would also be required.

⁶ The City's Community Development Department website gives the following description of its project review process: "The Planning Division reviews private and public development applications for conformance with City plans, ordinances and policies related to zoning, urban design, subdivision and CEQA. The review process includes review of preliminary plans, the consideration of public input at the Development Review Committee, Zoning Administrator, Environmental Planning Commission and the City Council." Website: www.ci.mtnview.ca.us/city_hall/community_development/planning/project_review_process/default.asp. Accessed September 24.

Adoption of the Draft Housing Element would not result in visual obstructions of scenic views, nor would it have impacts upon scenic vistas within Mountain View.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? (Less-than-Significant Impact)*

The State Scenic Highway Program identifies State Route 9 as the only officially designated State scenic highway in Santa Clara County. The program also identifies portions of State Routes 17, 35, 152, and Interstate 280 as eligible, but not officially designated State scenic highways. Nearby officially designated State scenic highways in San Mateo County include State Route 35 and Interstate 280.⁷ The 1992 General Plan does not identify scenic highways or corridors within or in the vicinity of Mountain View. No officially designated State scenic highways in Santa Clara County or San Mateo County are located within or easily visible from Mountain View.

The Draft Housing Element would not amend policies or development standards that would affect development within the viewshed of a State Scenic Highway, nor would it grant entitlements for any specific projects. In addition, it is unlikely that future housing development within Mountain View would be visible from a State Scenic Highway. Therefore, the Draft Housing Element would not impact scenic resources within the viewshed of a State Scenic Highway.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? (Less-than-Significant Impact)*

The Draft Housing Element does include Policy 1.F: “Ensure new residential development integrates and improves the character of existing neighborhoods.” However, other than this policy, the Draft Housing Element does not address urban design and preserving visual character (e.g., sign permit requirements), nor does it propose to amend or rescind existing related policies or regulations. Changes to these policies or regulations resulting from the ongoing General Plan update process, should they occur, will be addressed in the General Plan EIR. In addition, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future housing development projects would be required to undergo separate environmental review, as well as the City’s project review process. Any future development will require City review to ensure that the project’s size and scale are appropriate for the surrounding neighborhood. Therefore, adoption of the Draft Housing Element would not substantially degrade the existing visual character or quality of Mountain View.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less-than-Significant Impact)*

The existing urban environment of Mountain View contains lighting and surfaces that may produce glare. The Draft Housing Element does not include new goals, policies, or implementation programs related to reducing light and glare impacts, nor does it propose to amend or rescind existing related policies or regulations. Changes to these policies or regulations resulting from the ongoing General Plan update process, should they occur, will be addressed in the General Plan EIR. In addition, the

⁷ California Department of Transportation, 2007. California Scenic Highway Program. Website: www.dot.ca.gov/hq/LandArch/scenic/schwy1.html. May 18.

Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future housing development projects would be required to undergo separate environmental review, as well as the City's project review process, which includes evaluation of light and glare effects. The development review process would ensure that light and glare impacts from future projects would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? (Less-than-Significant Impact)</i>				

The entire City is classified as "Urban and Built-Up Land" by the State Department of Conservation, Farmland Mapping and Monitoring Program, with the exception of two parcels of "Prime Farmland" located within urbanized neighborhoods: one near the intersection of N. Whisman Road and E. Middlefield Road, and another at the intersection of Grant Road and Levin Avenue.⁸ The former

⁸ California Department of Conservation, 2008. Santa Clara County Important Farmland 2008. Website: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2006/scl08.pdf>. Accessed September 24, 2009. The Department of Conservation provides the following definition for "Prime Farmland": Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during four years prior to the mapping date."

parcel is also under a Williamson Act contract.⁹ The site at Grant Road and Levin Avenue was approved for 53 single-family units in June 2009. The City prepared an EIR for the project, and the site was found not to be economically viable farmland.¹⁰

Although the Draft Housing Element does not identify either of these parcels as potential sites for the development of housing, it does identify the area directly southeast of the parcel near N. Whisman Road and E. Middlefield Road, which is operated as an orchard, as a potential housing site.

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future development of housing at the above-mentioned site would be required to undergo separate environmental review, including analysis of impacts on the adjacent agricultural parcel. Adoption of the Draft Housing Element, in and of itself, would not result in conversion of agricultural land to non-agricultural uses.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Less-than-Significant Impact)

Please see Section II.a.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (Less-than-Significant Impact)

The Draft Housing Element does not include proposals to extend infrastructure into an undeveloped areas or greenfields, nor are any of the identified potential housing sites located on agricultural land. The Draft Housing Element would not result in conversion of farmland to non-agricultural use.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁹ California Department of Conservation, 2006. Santa Clara County Williamson Act Lands 2006. Website: <ftp.consrv.ca.gov/pub/dlrp/wa/Map%20and%20PDF/Santa%20Clara/>. Accessed September 24, 2009.

¹⁰ David J. Powers and Associates, 2009. *Grant Levin Residential Project Final EIR*, June 2009.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Conflict with or obstruct implementation of the applicable air quality plan? (Less-than-Significant Impact)</i>				

The City of Mountain View is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen dramatically. Exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights or hot, sunny summer afternoons.

Ozone levels, measured by peak concentrations and the number of days over the State 1-hour standard, have declined substantially as a result of aggressive programs by the BAAQMD and other regional, State and federal agencies. The reduction of peak concentrations represents progress in improving public health; however the Bay Area still exceeds the State standard for 1-hour ozone. Levels of PM₁₀ have exceeded State standards two of the last three years, and the area is considered a nonattainment area for this pollutant relative to the State standards. The Bay Area is an unclassified area for the federal PM₁₀ standard. No exceedances of the State or federal CO standards have been recorded at any of the region's monitoring stations since 1991. The Bay Area is currently considered a maintenance area for State and federal CO standards.

Pollutant monitoring results for the years 2006 to 2008 at the San Jose-Jackson Street ambient air quality monitoring station indicate that air quality in the vicinity of Mountain View has generally been good. As indicated in the monitoring results, two or fewer violations per year of the State PM₁₀ standard during the 3-year period were recorded and no violations of the federal PM₁₀ standard were recorded. PM_{2.5} levels exceeded the State's standard in each of the past 3 years and no violations of the federal PM_{2.5} standard were recorded during the 3-year period. State 1-hour ozone standards were exceed in 2006 at this monitoring station.¹¹ Federal 1-hour and 8-hour ozone standards were exceeded in 2006 and 2008 at this monitoring station. CO, SO₂, and NO₂ standards were not exceeded in this area during the 3-year period.

¹¹ 910 Ticonderoga Drive, Sunnyvale, CA, was the closest monitoring station with ozone results.

A development project is considered to be inconsistent with a local air quality plan if it exceeds population and/or employment growth projections used in an applicable air quality plan. The Draft Housing Element encourages the development of housing within Mountain View, and could indirectly lead to population growth within the City. However, as previously noted, it does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. The Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations, and does not support development or residential population growth that was not already anticipated under the existing General Plan or its associated environmental review. Furthermore, the Draft Housing Element includes policies and implementation programs, particularly Implementation Program 7.1 (“Green Building Principles: Continue to encourage developers to use green building principles and techniques such as solar access, natural ventilation, and drought tolerant landscaping during the development review process.”) and 7.2 (“Green Building Standards: Develop green building standards for residential buildings to meet the State-mandated greenhouse gas (GHG) reduction requirements”) that promote minimizing project-level air quality impacts.

Future development of housing in Mountain View would be required to undergo separate environmental review, including analysis of construction-period (e.g., construction equipment exhaust, odors, fugitive dust) and operation-period (e.g., vehicle emissions, impacts to global climate change) air quality impacts. Adoption of the Draft Housing Element, in and of itself, would not: conflict with an applicable air quality plan; violate air quality standards; result in cumulatively considerable net increase of a criteria pollutant for which the San Francisco Bay Area is non-attainment under federal or State standards; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less-than-Significant Impact)*

Please see Section III.a.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Less-than-Significant Impact)*

Please see Section III.a.

- d) *Expose sensitive receptors to substantial pollutant concentrations? (Less-than-Significant Impact)*

While some of the proposed housing sites are near freeways, the requirement for each proposed development to undergo CEQA review would ensure that sensitive receptors are not adversely exposed to substantial pollutant concentrations. Please see Section III.a.

- e) *Create objectionable odors affecting a substantial number of people? (Less-than-Significant Impact)*

Please see Section III.a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Less-than-Significant Impact)</i>				

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. While the Draft Housing Element includes policies that encourage the development of housing at higher densities and near transit, it does not propose new land use regulations (e.g., rezoning certain areas for higher residential densities) and is intended to be consistent with existing zoning

designations and land use designations established by the General Plan Land Use Element, and with the land use goals and policies that will result from the ongoing General Plan update process. Changes to these policies or regulations resulting from the General Plan update process will be addressed in the General Plan EIR. Furthermore, the Draft Housing Element does not include policies related to the protection of biological resources.

The potential housing sites identified in the Draft Housing Element (see Figures 2, 3, 4 and Tables 2, 3 and 4) are primarily developed sites located in urbanized areas along major streets and transit corridors; for this reason, many of these sites are unlikely to provide suitable habitat for special-status species. In addition, three sites are located near Permanente Creek (1057 El Monte) and Stevens Creek (137 Easy Street and 1991 Sun Mor Avenue). Some future development projects consistent with the updated Draft Housing Element could result in impacts to biological resources, including: habitat for special status species; riparian habitat along Stevens Creek and Permanente Creek; movement of migratory species; and heritage trees.¹² These potential impacts could require mitigation; potential mitigation measures would be identified when project-specific environmental review is undertaken by the City as projects are proposed. The City's typical mitigation for tree replacement is two trees for each heritage tree removed. Adoption of the Draft Housing Element, in and of itself, would not result in impacts to biological resources.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Less-than-Significant Impact)*

Please see Section IV.a.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Less-than-Significant Impact)*

Please see Section IV.a.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Less-than-Significant Impact)*

Please see Section IV.a.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Less-than-Significant Impact)*

Please see Section IV.a.

¹² Chapter 32, Article II of the City Code, Protection of the Urban Forest, requires "the preservation of all healthy Heritage trees unless reasonable and conforming use of the property justifies removal, cutting, pruning, and/or encroachment into the drip line of a Heritage tree." Mountain View, City of, 2008. Code of Ordinances, City of Mountain View, California. *Chapter 32, Protection of the Urban Forest*. Website: www.municode.com. Accessed June 14.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan? (Less-than-Significant Impact)*

The Draft Housing Element would not conflict with the provisions of any adopted or other approved local, regional, or State habitat conservation plan.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Less-than-Significant Impact)</i>				

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. While the Draft Housing Element includes policies that encourage the development of housing at higher densities and near transit, it does not propose new land use regulations, and is intended to be consistent with existing zoning designations and land use designations established by the General Plan Land Use Element, as well with the land use goals and policies that will result from the ongoing General Plan update process. Changes to these policies or regulations resulting from the General Plan update process, should they occur, will be addressed in the General Plan EIR. Furthermore, the Draft Housing Element does not include policies related to the protection of cultural resources. None of these sites identified in the Draft Housing Element contain known cultural resources; however, 445 Calderon will require a historic survey when a project is proposed for that site.

There are 54 recorded cultural resources within the City's Sphere of Influence (SOI).¹³ This number does not include resources that may be eligible cultural resources that are not recorded. These cultural resources include the following categories: prehistoric archaeological resources; residences;

¹³ The SOI identified for the ongoing 2030 General Plan update process includes all lands within City limits, as well as two former Cargill salt evaporation ponds north of Shoreline Park, and a portion of the NASA Ames/Moffett Field lands, which is under federal jurisdiction.

commercial buildings; government facilities; meeting halls and churches; and railroads. Four cultural resources within the City are listed in the National Register of Historic Places, and others appear eligible for listing in the National and/or California registers.¹⁴ There are no known paleontological resources (fossil localities) or reported Native American Sacred Lands within the SOI.

Future development projects consistent with the Draft Housing Element could result in impacts to both known and previously undiscovered or unidentified cultural resources, including historical, archaeological, and paleontological resources, as well as human remains. These development projects would be required to undergo separate environmental review, including analysis of impacts to the cultural resources listed above. Adoption of the Draft Housing Element, in and of itself, would not result in impacts to cultural resources.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Less-than-Significant Impact)*

Please see Section V.a.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less-than-Significant Impact)*

Please see Section V.a.

- d) *Disturb any human remains, including those interred outside of formal cemeteries? (Less-than-Significant Impact)*

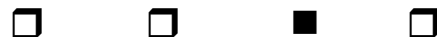
Please see Section V.a.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.



¹⁴ Carey & Co. (2003, 2008) has completed historic properties surveys within the City of Mountain View that identify 54 buildings that appear eligible for listing in the National and/or California registers and Mountain View Register of Historic Properties.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</i>				
i) <i>Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Less-than-Significant Impact)</i>				

Mountain View is located in the seismically active San Francisco Bay Area. Mountain View City Hall is located approximately 6.7 miles northeast of the Alquist-Priolo Earthquake Fault Hazard Zone (A-PEFZ) for the San Andreas Fault, and approximately 11.2 miles southwest of the A-PEFZ for the Hayward Fault. The complex and potentially active Berrocal/Monte Vista-Shannon fault zone has its northern terminus about 2.7 miles to the southwest, while the inactive Cascade, Stanford and San Jose faults all cross the City of Mountain View from the southeast to the northwest.¹⁵ There are, however, no known active faults are present within the City, and the fault rupture hazard for the City is considered to be very low.¹⁶

¹⁵ California Division of Mines and Geology, 1988 (fourth printing). *Fault Map of California, with locations of Volcanoes, Thermal Springs, and Thermal Wells*, California Department of Conservation.

¹⁶ Department of Conservation, 2007. *Fault-Rupture Hazard Zones in California. Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps*. California Geological Survey, Interim Revision.

While the Draft Housing Element does include an implementation program regarding soft-story buildings, it does not include specific policies related to risks to human health and safety related to seismic hazards. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. However, the goals, policies, and implementation plans contained in the Draft Housing Element are intended to facilitate the development of additional housing within the City, which could increase risks to human health or safety related to fault rupture, ground shaking, ground failure, and liquefaction.

Future development of housing would be required to undergo separate environmental review, including analysis of increased risks to human health or safety related to fault rupture, ground shaking, ground failure, and liquefaction. The adverse impacts associated with these hazards can be reduced to acceptable levels by incorporating appropriate seismic design standards and construction and conforming to current best standards for earthquake resistant construction per the City of Mountain View's geotechnical and seismic design regulations and standards in the General Plan, as well as the CBC and Seismic Hazards Mapping Act. In addition, preparation of project-specific geotechnical reports could be required for some projects. However, adoption of the Draft Housing Element, in and of itself, would not result in increased risks associated with these hazards.

ii) Strong seismic ground shaking? (Less-than-Significant Impact)

The expected peak horizontal acceleration (with a 10 percent chance of being exceeded in the next 50 years) generated by any of the seismic sources potentially affecting the Mountain View area is estimated by the California Geological Survey at about $0.482g$ ¹⁷ on the alluvium near the Bay.¹⁸ This level of ground shaking is a potentially significant hazard. Please see Section VI.a(i) for a discussion of subsequent environmental review and seismic design standards.

iii) Seismic-related ground failure, including liquefaction? (Less-than-Significant Impact)

Most of Mountain View is underlain by materials that have moderate to very high liquefaction potential¹⁹ and the vicinity of the City of Mountain View has been mapped in conformance with the Seismic Hazards Mapping Act (discussed further below). A Seismic Hazard Zone for liquefaction has been determined for the areas adjacent most creek channels and all portions of the City roughly one-half mile north of El Camino Real.²⁰ Please see Section VI.a(i) for a discussion of subsequent environmental review and seismic design standards.

iv) Landslides? (Less-than-Significant Impact)

¹⁷ Measured as a fraction or percentage of the acceleration compared to gravity (g).

¹⁸ California Geological Survey (CGS), 2008, Probabilistic Seismic Hazards Mapping Ground Motion Page, accessed 17 February 2009, www.consrv.ca.gov/cgs/rghm/pshamap/pshamain.html. As cited in: Mountain View, City of, 2009. *Mountain View General Plan Update Current Conditions Report, Chapter 12: Environmental Resources*. Website: www.mountainview2030.com/docManager/1000000495/12_Environmental%20Resources_FINAL.pdf. Accessed October 14.

¹⁹ Knudsen, K.L., J.M. Somers, R.C. Witter, C.M. Wentworth & E.J. Helley, 2000. Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility, Nine-County San Francisco Bay Region, California Geology.

²⁰ CGS, 2006. Seismic Hazard Zones, Mountain View Quadrangle: Official Map. 18 October.

The City of Mountain View is mapped as Category 1, (stable areas of less than five percent slope and not underlain by landslide deposits).²¹ Slope stability issues are generally related directly to construction activities such as spoils and dirt stockpile, and trenching and sub-surface excavation activities. Please see Section VI.a(i) for a discussion of subsequent environmental review and seismic design standards.

b) Result in substantial soil erosion or the loss of topsoil? (Less-than-Significant Impact)

Although the Draft Housing Element does not grant entitlements for new housing projects or include site-specific proposals, exposed soils could be subject to erosion during construction and grading activities for some future housing development projects within the City. The potential for soil erosion exists during the period of earthwork activities and between the time when earthwork is completed and new vegetation is established or hardscape is installed. Contractors for projects in areas susceptible to erosion would comply with City standards for mitigating potential significant construction-period impacts related to loss of topsoil and erosion (e.g., preparation and implementation of a Storm Water Pollution Prevention Program (SWPPP)). Adherence to these standards would ensure that impacts related to erosion impacts resulting from future housing development in the City would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Less-than-Significant Impact)

Subsidence or collapse can result from the removal of subsurface water resulting in either catastrophic or gradual depression of the surface elevation of the project site. The City of Mountain View is very nearly built out and water is provided via two water supply utilities, the San Francisco Water District and the Santa Clara Valley Water District.²² There are no significant agricultural or industrial activities that result in the substantial pumping withdrawal of water from the underlying aquifer that would contribute to subsidence in Mountain View. Furthermore, future housing development in Mountain View would connect to the City's water infrastructure and would not utilize groundwater resources. Thus, future housing projects within the City would not likely result in subsidence or collapse. However, as previously noted, future projects would be required to undergo separate environmental review to fully assess the potential for subsidence or collapse to occur. As previously discussed in Section VI.a, adoption of the Draft Housing Element would not result in increased risks associated with liquefaction or landslides.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Less-than-Significant Impact)

Expansive soils can undergo significant volume changes with variations in moisture content and are known to shrink and harden when dried and expand and soften when wetted. The soils in the City of

²¹ Nilsen, T. H., Wright, R. H., et. al., 197). *Relative Slope Stability and Land-use Planning in the San Francisco Bay Region, California*. USGS Professional Paper 944.

²² Cullen Wilder Engineering, 1995. City of Mountain View Review of Water System Study, January.

Mountain View area range from moderate to high shrink-swell potential.²³ Moderate to high shrink-swell soils are classified as expansive soils and require appropriate construction engineering.

Future housing development projects in the City would be required to undergo separate environmental review, including evaluation of risks related to expansive soils. The adverse impacts associated with expansive soils can be reduced to acceptable levels by incorporating appropriate design standards and construction and conforming to current best standards for construction per the City of Mountain View's geotechnical regulations and standards in the General Plan, as well as the CBC and Seismic Hazards Mapping Act. In addition, preparation of project-specific geotechnical reports could be required for some projects. Adoption of the Draft Housing Element, in and of itself, would not substantially increase risks to life or property related to expansive soil.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (No Impact)*

Future housing development projects would connect to the City's wastewater conveyance system, and would not include on-site treatment and disposal of wastewater.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

²³ U.S. Department of Agriculture, 1968. Soils of Santa Clara County, Publication CA641, in cooperation with the County of Santa Clara Planning Department.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less-than-Significant Impact)</i>				

The Draft Housing Element does not include policies related to risks to human health and safety related to hazards or hazardous materials. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. However, development of future housing projects could require small quantities of commercially available hazardous materials during construction activities (e.g., oil, gasoline, paint, pesticides). Although these materials would not likely be used in sufficient quantities to pose a threat to human or environmental health, separate environmental review of these housing projects would be required to evaluate potential impacts related to the transport and use of hazardous materials. Adoption of the Draft Housing Element, in and of itself, would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Less-than-Significant Impact)*

Please see Section VII.a. It is possible that future housing development projects would require the demolition of structures constructed prior to the 1980s. Such structures may contain lead-based paint (LBP) and/or asbestos-containing materials, and demolishing them could release lead particles and asbestos fibers into the air, where they could potentially pose a health risk to construction workers and the general public. Separate environmental review of these future projects would be required to evaluate construction-period impacts related to the demolition of buildings that could contain LBP and asbestos-containing materials.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (**Less-than-Significant Impact**)*

Please see VII.a and VII.b. The use of hazardous materials such as pesticides, fuels, and paint during construction of future housing development projects within the City would not pose a hazard to students at schools in Mountain View or surrounding cities. In addition, future projects would be required to undergo separate environmental review, including analysis of potential impacts related to the transport and use of hazardous materials within one-quarter mile of existing schools.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (**Less-than-Significant Impact**)*

Releases of hazardous materials may occur during use, storage, transfer, and disposal activities and contaminate soil, groundwater, and surface water. Known or suspected contaminated sites under DTSC or Water Board oversight are identified by Cal/EPA pursuant to Government Code 65962.5. The provisions of Government Code 65962.5, which are commonly referred to as the Cortese List, require the DTSC, the Water Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Under the authority of the DTSC and Water Board, the Santa Clara County Department of Environmental Health (DEH) Local Oversight Program oversees the investigation and remediation of leaking USTs in the City of Mountain View.

The State Water Resources Control Board records identify approximately 125 leaking UST sites in the Mountain View, of which eleven are currently under active regulatory agency oversight for remediation and monitoring activities.²⁴ EPA records identify nine Superfund sites within or adjacent to the City of Mountain View.²⁵ The City of Mountain View has identified 20 sites with chlorinated solvent releases under active regulatory agency oversight that are considered priority cleanup sites.²⁶

Four superfund sites, listed below, are partially or completely within the Middlefield-Ellis-Whisman (MEW) Superfund Study Area.²⁷ The MEW Study Area includes several former manufacturing and

²⁴ State Water Resources Control Board, 2009. GeoTracker Database. Website: <http://geotracker.swrcb.ca.gov/>. Accessed on October 5.

²⁵ Environmental Protection Agency (EPA) - Region 9, 2009. *Site Overviews by State and County*. Website: <http://www.epa.gov/region09/superfund/superfundsites.htm>. Accessed on October 5.

²⁶ Woodhouse, Kevin, 2009. City of Mountain View, Assistant to the City Manager. Personnel communication with BASELINE Environmental Consulting. March 4. As cited in: Mountain View, City of, 2009. *Mountain View General Plan Update Current Conditions Report, Chapter 12: Environmental Resources*. Website: www.mountainview2030.com/docManager/1000000495/12_Environmental%20Resources_FINAL.pdf. Accessed October 14.

²⁷ The MEW Study Area is defined in the Record of Decision and comprises two areas, including a Local Study Area of approximately one-half square mile consisting of light industrial, commercial, and residential areas within and along Ellis Street, East Middlefield Road, North Whisman Road, and US 101; and a Regional Study Area of approximately 8 square miles, which includes the Local Study Area, former Naval Air Station Moffett Field, National Aeronautics and Space Administration (NASA) Ames Research Center, along with light industrial, commercial, agricultural, residential, and recreational land uses.

industrial facilities, including semiconductor and other electronics manufacturing facilities and metal finishing facilities. While in operation, these former facilities required the storage, handling, and use of a variety of chemicals, particularly volatile organic compounds (VOCs). The primary chemicals of concern within the MEW Study Area are trichloroethene (TCE) and its degradation products. During operations of the former facilities within the MEW Study Area, some of the chemicals leaked or were otherwise released to the ground, impacting soil and groundwater. In 1981 and 1982, investigations in the area of these facilities indicated that significant levels of contaminants had been released to the soil and groundwater, creating a contaminated groundwater plume. The MEW Study Area is currently under the oversight of the United States Environmental Protection Agency (USEPA) and includes three National Priorities List (NPL) sites,²⁸ including Fairchild Semiconductor Corporation, Raytheon Company Superfund site; and Intel Corporation; and portions of the former Naval Air Station Moffett Field Superfund site. The 291 Evandale housing site is also within the MEW, and the City approved a Mitigated Negative Declaration in 2006 for a 144-unit development. Standard construction impact mitigations and a vapor barrier were the mitigations for constructing in the MEW. Future projects in the MEW will require a Phase II.

Other housing sites are within the GTE Government Systems area, which is an area roughly bound by Central Expressway, N. Whisman road, Ferguson Road and about a quarter mile south of E. Middlefield Road. Similar to the MEW, this area contained several manufacturing and industrial facilities that leaked or released chemicals into the soils, particularly VOCs. The GTE area is under the oversight of the USEPA and the area is undergoing remediation by the parties responsible. Two of the sites (sites 18 and 19) identified for very low and low income fall within the GTE Area, as does the Whisman Precise Plan (moderate-income site 8)

Development of future housing projects could be located within or in the vicinity of sites on the list of hazardous materials sites prepared pursuant to Government Code Section 65962.5. Separate environmental review of future housing projects within the City would be required to evaluate public safety impacts related to hazardous materials sites containing soil and groundwater contamination, of which there are several within City limits. Adoption of the Draft Housing Element, in and of itself, would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (**Less-than-Significant Impact**)*

Moffett Federal Airfield is a military airport located primarily in unincorporated Santa Clara County and operated by the National Aeronautics and Space Administration (NASA). It is located northeast of the City, just outside its Sphere of Influence. Moffett Field is not under the jurisdiction of the Santa Clara County Airport Land Use Commission; however, NASA is required to adhere to height restrictions under Federal Aviation Regulation (FAR) Part 77.

²⁸ The NPL list is the list of hazardous waste sites in the United States eligible for long-term remediation action financed under the federal Superfund, or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program to clean up abandoned hazardous waste sites.

Future housing development within the City that exceeds the FAR Part 77 criteria is required to notify the FAA at least 30 days prior to beginning construction (FAA Form 7460-1). Following notification of proposed construction or alteration, the FAA may conduct an aeronautical study to determine if proposed structures and construction equipment would create an airspace hazard. The FAA commonly requires proposed structures and construction equipment affecting navigable airspace to be marked and/or lighted for increased visibility.²⁹ Adoption of the Draft Housing Element, in and of itself, would not expose people to airport-related hazards.

- f) *For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Less-than-Significant Impact)*

There are no private airstrips in the vicinity of Mountain View.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less-than-Significant Impact)*

The Mountain View Fire Department Office of Emergency Services (OES) is responsible for responding to disasters or other large-scale emergencies in the City of Mountain View. Overall emergency response is governed by the OES Emergency Plan³⁰ and coordinated with other local, regional, State, and federal agencies. According to the Emergency Plan, the commuter train (VTA light rail and Caltrain), U.S. 101, Central Expressway, and State Highways 85 and 237 could be used as evacuation routes.

The Draft Housing Element does not contain policies related to emergency response and evacuation. Adoption of the Draft Housing Element, in and of itself, would not interfere with an emergency response plan or an emergency evacuation plan.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Less-than-Significant Impact)*

No Fire Hazard Severity Zones for State responsibility areas³¹ or Very High Fire Hazard Severity Zones for local responsibility areas³² have been identified within or adjacent to the City of Mountain View. Future housing development within the City would be required to comply with the materials and construction methods for exterior wildfire exposures and vegetation management practices described in Chapter 7A of the 2007 CBC and Chapter 47 in the CFC and/or any other ordinances adopted by the City of Mountain View thereafter. The Mountain View Fire Department is responsible for enforcing these provisions. Adoption of the Draft Housing Element, in and of itself, would not increase risk of wildland fires.

²⁹ Federal Aviation Administration (FAA), U.S. Department of Transportation, 2007. *Obstruction Marking and Lighting*. February, 1.

³⁰ Mountain View, City of, 2005. *Emergency Plan*. August.

³¹ California Department of Forestry and Fires (CDF), 2007. *Fire Hazard Severity Zones in SRA*, Adopted by CAL FIRE on November 7.

³² California Department of Forestry and Fires (CDF), 2008. *Very High Fire Hazard Severity Zones in LRA*, Recommended by CAL FIRE in October.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Violate any water quality standards or waste discharge requirements? (Less-than-Significant Impact)*

The State Board and nine Regional Water Quality Control Boards regulate water quality of surface water and groundwater bodies throughout California. In the Bay Area, including the project site, the San Francisco Bay Regional Water Quality Control Board (Water Board) is responsible for implementation of the Water Quality Control Plan (Basin Plan). The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) Program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with the NPDES permits is mandated by State and federal statutes and regulations. Locally, the NPDES Program is administered by the Water Board. According to the water quality control plans of the Water Board, any construction activities, including grading, that would result in the disturbance of 1 acre or more would require a General Construction Activity Stormwater Permit, consistent with Section 401 (National Pollutant Discharge Elimination System [NPDES] Permit) of the federal Clean Water Act.

The Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) is an association of thirteen cities and towns in the Santa Clara Valley, together with Santa Clara County and the Santa Clara Valley Water District (SCVWD). Members of SCVURPPP are co-permittees under the Phase I municipal stormwater NPDES Permit (Order No. 01-024, NPDES Permit No. CAS029718), and a Management Committee coordinates joint efforts among the co-permittees. The purpose of the SCVURPPP is to enforce the requirements of the NPDES Permit regulating stormwater discharges. Provision C.3 of SCVURPPP's NPDES Permit addresses the control of stormwater impacts from runoff flow rates and volumes associated with new development and redevelopment projects. Provision C.3 requires the effective incorporation of site design principles, source control measures, structural stormwater treatment controls (including numeric design standards for sizing stormwater treatment controls) for certain types of development. Provision C.3.f limits increases in runoff peak flow, duration, and volume for projects adding or replacing one or more acres of impervious area, where such increases may cause increased erosion of creek beds and banks, silt pollutant generation, or other impacts to beneficial uses (e.g., hydromodification). The SCVURPPP has developed a C.3 Handbook to assist project proponents in development planning.³³ All future projects will need to conform to the requirements of the C.3 provision which will be reviewed on a project-by-project basis. However, the adoption of the Housing Element will not trigger a review of the provisions of C.3 permit, therefore the adoption of the Housing Element will not cause a significant impact to water quality, substantially alter existing drainage patterns, or create or contribute to runoff water.

The Draft Housing Element would not change existing regulations intended to reduce project impacts to water quality, such as Provision C.3 of SCVURPPP's NPDES Permit. Construction activities associated with future housing development projects within the City could cause displacement of soil during excavation work, which could adversely impact water quality in local creeks and receiving waters (e.g., Stevens Creek, Permanente Creek), as well as the San Francisco Bay. Leaks of fuel or lubricants, tire wear, and fallout from exhaust contribute petroleum hydrocarbons, heavy metals, and

³³ Santa Clara Valley Urban Runoff Pollution Prevention Program, 2006. *C.3 Stormwater Handbook, Guidance for Implementing Stormwater Requirements for New and Redevelopment Projects*. Updated September.

sediment to the pollutant load in runoff being transported to receiving waters, and runoff from landscaped areas may contain residual pesticides and nutrients. Long-term degradation of runoff water quality from future housing development in the City could adversely affect water quality in the receiving waters and San Francisco Bay. Future housing development projects would be required to undergo separate environmental review, including analysis of water quality impacts. Adoption of the Draft Housing Element, in and of itself, would not violate water quality standards or waste discharge requirements.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Less-than-Significant Impact)*

The City's groundwater resources are located within the Santa Clara subbasin (Subbasin No. 2-9.02), as defined in the San Francisco Bay Basin Water Quality Control Plan (Basin Plan).³⁴ The Santa Clara Valley Water District (SCVWD) conducts an artificial recharge program that entails releasing locally conserved or imported water to in-stream and off-stream facilities.³⁵ The SCVWD reported that groundwater levels and storage in the subbasin in 2002 and 2003 were near historical high levels and were well above the land subsidence threshold for the region.³⁶

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. Future housing development projects would connect to the City's water system, and would not use local groundwater supplies. Therefore, future development of housing in Mountain View would not deplete groundwater supplies or interfere substantially with groundwater recharge. The adoption of the Draft Housing Element, in and of itself, would not deplete groundwater supplies.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Less-than-Significant Impact)*

Future housing development projects within the City would be required to comply with Provision C.3 of SCVURPPP's NPDES Permit, which limits increases in runoff peak flow, duration, and volume for projects adding or replacing one or more acres of impervious area, where such increases may cause increased erosion of creek beds and banks, silt pollutant generation, or other impacts to beneficial uses (e.g., hydromodification).

Future projects would be required to undergo separate environmental review, including analysis of the project's potential to alter drainage patterns and result in erosion or siltation. Adoption of the Draft Housing Element, in and of itself, would not alter drainage patterns.

³⁴ California Regional Water Quality Control Board San Francisco Bay Region, 2007, *San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan)*, January 18.

³⁵ Santa Clara Valley Water District (SCVWD), 2001, *Santa Clara Valley Water District Groundwater Management Plan*, July.

³⁶ Santa Clara Valley Water District, 2005, *Groundwater Conditions Report 2002/2003*, January.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (**Less-than-Significant Impact**)*

Please see Section VIII.c.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (**Less-than-Significant Impact**)*

The City's storm drainage system consists of a combination of underground piping networks, cross culverts, five dry wells, the Charleston Storm Drainage Detention Pond, and five pump stations.³⁷ Runoff throughout the City is collected via inlets into small diameter pipes that convey the flows to 24-inch diameter and larger mains. The system drainage generally flows from south to north toward the Bay. Over 80 percent of the storm drain system discharges to Stevens Creek and Permanente Creek. Less than 20 percent of the City's storm drain system discharges to the Permanente Diversion Channel, Adobe Creek, and various sloughs that drain to the Bay. The Permanente Diversion Channel discharges to Stevens Creek. Adobe Creek collects runoff from the portion of the City upstream of Central Expressway between Permanente Creek, El Camino Real and Adobe Creek.

The Citywide Storm Drainage Master Plan indicates that the City's storm drain system is performing adequately, although there are some minor deficiencies in the system, primarily associated with localized flooding.³⁸ Both the Master Plan and the Mountain View Pump Station Evaluation report³⁹ identify capital improvements that are needed to correct deficiencies found in the system. With these deficiencies corrected, under current land use conditions, the City's stormwater drainage system should be able to accommodate the projected growth, build out, and development of vacant parcels.⁴⁰

- f) *Otherwise substantially degrade water quality? (**Less-than-Significant Impact**)*

Please see Section VIII.a.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (**No Impact**)*

Portions of the City are within the 100-year flood zones as determined by FEMA Flood Insurance Rate Maps. However, none of the potential project sites identified in the Draft Housing Element are located in a 100-year flood zone.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (**Less-than-Significant Impact**)*

Please see Section VIII.g.

³⁷ Mountain View, City of, 2005. *Citywide Storm Drainage Master Plan*, prepared by Nolte Associates. August.

³⁸ Ibid.

³⁹ Schaaf & Wheeler, 2008, *Storm Drain Pump Station Evaluation*, City of Mountain View, CA, July 10.

⁴⁰ Mountain View, City of, 2005. *City Storm Drainage Master Plan*. op. cit.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam? (Less-than-Significant Impact)*

There are no dams or reservoirs within the City, with the exception of the irrigation ponds at the Shoreline Golf Links. The City is not located within a dam failure inundation zone.⁴¹ The Stevens Creek Reservoir is located upstream from the City on Stevens Creek, but its dam failure inundation zone does not cross into Mountain View's jurisdictional boundary. In addition, creeks within the City are maintained for flooding and slope protection by the Santa Clara Valley Water District (SCVWD), and future housing development within the City would not be affected by any levee failures along the creek channel. Future housing development within the City would not expose residents to flooding risks as a result of a failure of a levee or dam.

- j) *Inundation by seiche, tsunami, or mudflow? (Less-than-Significant Impact)*

The potential housing sites identified in the Draft Housing Element (and as shown in Figures 2, 3 and 4) are not located near any large open bodies of water; therefore, impacts associated with seiches would not occur. Based on the distance of these sites from the southernmost portion of San Francisco Bay and their elevation, coastal hazards such as tsunamis, extreme high tides, and sea level rise would not affect housing development on these sites. However, future development of housing within the City could occur in areas closer to San Francisco Bay; separate environmental review for these projects would include analysis of impacts related to tsunamis, extreme high tides, sea level rise, seiches, and mudflows. Adoption of the Draft Housing Element, in and of itself, would not result in impacts related to these issues.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁴¹ Association of Bay Area Governments (ABAG). Interactive ABAG (GIS) Maps Showing Dam Failure Inundation, <http://www.abag.ca.gov/bayarea/eqmaps/damfailure/damfail.html>. Accessed October 7, 2009.

a) *Physically divide an established community? (Less-than-Significant Impact)*

The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area.

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. Although the Draft Housing Element includes policies that encourage development of high-density and mixed-use housing near transit, it does not provide specific direction for future land use decisions, or propose changes to existing land use or zoning designations; the Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations, and does not support development of housing that was not already feasible in the existing General Plan.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Less-than-Significant Impact)*

As described above in Section IX.a, the City has chosen to integrate the Draft Housing Element update process into its currently underway General Plan update process in order to ensure that the two documents are consistent with each other. To ensure consistency, Chapter 9: Analysis for Consistency with General Plan of the Draft Housing Element contains an analysis of General Plan and Housing Element policies. The result of this analysis is that the Draft Housing Element is shown to be consistent with the goals, policies, and implementation programs contained in the General Plan. For example, Policy 7 of the General Plan Community Development chapter states, "Encourage land uses that are compatible with the character of the surrounding neighborhood or district." The Draft Housing Element has no policies that conflict with this policy. Proposed Housing Element program 1.1 2 states "Work with developers and the neighborhood to ensure new projects provide appropriate transitions with existing buildings and neighborhoods." Per the Draft Housing Element implementation programs, The DRC, Zoning Administrator and in some cases the City Council will review future projects to ensure that the size and scale of the project transitions appropriately in existing neighborhoods.

In addition, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals; future housing development projects within the City would be required to undergo separate environmental review. The Draft Housing Element would, in and of itself, not conflict with other plans or policies adopted for the purpose of avoiding or mitigating an environmental effect.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? (Less-than-Significant Impact)*

The Draft Housing Element would not, in and of itself, conflict with habitat conservation plans or natural community conservation plans. Future housing development projects within the City would be required to undergo separate environmental review

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? (No Impact)</i>				

The Mountain View General Plan does not identify mineral resources within the City.⁴²

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)*

Please see Section X.a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁴² Mountain View, City of, 1992. *Mountain View 1992 General Plan*. Adopted October 29, as amended through December 10, 2002.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less-than-Significant Impact)</i>				

The ambient noise environment in the City of Mountain View is impacted by a variety of noise sources, including traffic, railroad, airport, and stationary noise sources. The City addresses noise in the Environmental Management Chapter of the General Plan⁴³ and in Chapter 5: Animals and Fowl, Chapter 8: Buildings, and Chapter 21: Miscellaneous Offenses and Smoking Regulations of the City Code.⁴⁴ The City's exterior noise acceptability guidelines for new development show that environments with ambient noise levels of up to 55 dBA are considered normally acceptable for residential development and conditionally acceptable up to 65 dBA. The interior noise acceptability is 45 dBA and conditionally acceptable up to 50 dBA. In addition, the City Code restricts the operation of loud noise producing equipment used in construction or demolition on weekdays to the hours of 7:00 a.m. to 6:00 p.m., and restricts such activities from occurring on Saturdays, Sundays, and holidays unless prior written approval is granted by City staff.

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. Although the Draft Housing Element includes policies that encourage development of high-density and mixed-use housing near transit, it does not provide specific direction for future land use decisions, or propose changes to existing land use or zoning designations. Future housing development in the City would be required to comply with City policies regulating noise, as well as undergo separate environmental review, including analysis of the following noise-related topics: exposure of persons to excessive noise levels, including airport noise; exposure of persons to excessive ground borne vibration; generation of excessive noise; and increases in ambient noise levels. Adoption of the Draft Housing Element, in and of itself, would not result in noise-related impacts. However, some of the proposed housing sites are near facilities (such as freeways or rail lines) that produce noise and groundborne vibration. The City has standard mitigation measures to ensure that the noise impacts to residential uses are reduced to a less-than-significant level. Additionally, the requirement for each

⁴³ Mountain View, City of, 1992. op. cit.

⁴⁴ Mountain View, City of, 2009. *Mountain View City Code*, Section 9.36.080. Website: <http://www.municode.com/Resources/gateway.asp?pid=16508&sid=5>. Accessed October 6.

proposed development to undergo CEQA review would ensure that residential uses are not adversely exposed to excessive noise.

- b) *Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (**Less-than-Significant Impact**)*

Please see Section XI.a.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (**Less-than-Significant Impact**)*

Please see Section XI.a.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (**Less-than-Significant Impact**)*

Please see Section XI.a.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (**Less-than-Significant Impact**)*

Moffett Federal Airfield is located immediately northeast of the City of Mountain View, and Palo Alto Airport is located to the northwest of the City limits. The majority of the City lies outside of the 55 dBA CNEL noise contour of the Palo Alto Airport. However, portions of the City are within the 60 dBA CNEL noise contour of the Moffett Federal Airfield. Land uses in the portions of the City that lie within the 60 dBA CNEL noise contour include open space, business park, and industrial land uses, all of which are compatible land uses for the ambient noise levels associated with airport related noise. No housing sites identified within the Draft Housing Element are within the 60 dBA CNEL noise contours for either airport. Adoption of the Draft Housing Element, in and of itself, would not expose residents or workers to high levels of airport-related noise.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (**Less-than-Significant Impact**)*

The City of Mountain View is not located within the vicinity of a private airstrip. Please see Sections XI.a and XI.e.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <i>Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Less-than-Significant Impact)</i>				

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. The Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations, and does not support development of housing that was not already approved in the previously approved Draft Housing Element and its associated environmental review.

The Draft Housing Element is a policy document that provides a framework to address the City's future housing needs; specifically, it is intended to ensure that the City complies with its Regional Housing Needs Allocation for the period of 2007 through 2014. In this sense, the Draft Housing Element is intended to accommodate projected population growth and demand for housing, as opposed to inducing such growth. Adoption of the Draft Housing Element would not result in population growth not already anticipated in local and regional planning documents.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The Draft Housing Element encourages the development and preservation of a range of housing types within the City of Mountain View. Adoption of the Draft Housing Element would not result in the decrease in the overall number of units within the City.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (No Impact)*

Please see Section VII.b.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES.

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities?*

i-v) Fire protection, police protection, schools, parks, and other public facilities? (Less-than-Significant Impact)

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. However, the goals, policies, and implementation plans contained in the Draft Housing Element are intended to facilitate the development of additional housing within the City. Future housing development projects within the City could increase demand for public services, including fire protection, police protection, schools, parks, and other public facilities. These future projects would be required to undergo separate environmental review, including impacts to the above-mentioned public services. Adoption of the Draft Housing Element, in and of itself, would not increase demand for public services. However, the City identified sites to meet its RHNA requirement using existing zoning and General Plan designation. Because the sites identified use existing zoning and General Plan designation, whatever increase in demand that may result from additional housing has already been anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Less-than-Significant Impact)</i>				

As noted in XIII.a, future housing projects would be required to undergo separate environmental review, including analysis of impacts to parks and recreational facilities. Adoption of the Draft Housing Element would not, in and of itself, result in deterioration of recreational facilities, or require the construction of new facilities. Especially because the housing sites identified use existing zoning and General Plan designation so whatever increase in demand that may result has already been anticipated. Additionally, all new residential projects are required to pay park fees.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Less-than-Significant Impact)*

Please see Section XIV.a.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency or designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Less-than-Significant Impact)</i>				

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. Although the Draft Housing Element includes policies that related to traffic, circulation, and parking (e.g., encourage development of high-density and mixed-use housing near transit, encourage shared parking, consider reducing parking near transit and services, continue to allow reduced parking requirements for senior and affordable housing projects), it does not provide specific direction for future land use decisions, or propose changes to existing land use or zoning designations; the Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations.

The City has chosen to integrate the Draft Housing Element update process into its currently underway General Plan update process in order to ensure that the two are sufficiently reflective of the other. For the housing sites selected in the Draft Housing Element, the City does not propose to increase the zoning or General Plan designation to meet the City's RHNA. In addition, future housing development projects within the City would be required to undergo separate project-level environmental review, including analysis of traffic increases on local roadways. Adoption of the Draft Housing Element, in and of itself, would not result in an increase in traffic.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (**Less-than-Significant Impact**)*

Please see Section XV.a.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (**No Impact**)*

There are no airports within City limits. Adoption of the Draft Housing Element would not result in a change in air traffic patterns.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (**Less-than-Significant Impact**)*

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. Future housing development projects within Mountain View would be required to undergo separate environmental review, including analysis of the potential for hazardous design features, as well as impacts to emergency access and parking capacity. Adoption of the Draft Housing Element, in and of itself, would not result in related impacts.

- e) *Result in inadequate emergency access? (**Less-than-Significant Impact**)*

Please see Section XV.d. Each project will be reviewed by the City to ensure that adequate emergency access is provided.

- f) *Result in inadequate parking capacity? (**Less-than-Significant Impact**)*

Please see Section XV.a. Future projects will need to meet the parking standards of the Mountain View City Code Chapter A36.37. Proposed reductions will need to be studied on a case-by-case basis.

- g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (**Less-than-Significant Impact**)*

As previously noted, the City has chosen to integrate the Draft Housing Element update process into its currently underway General Plan update process in order to ensure that the Draft Housing Element is consistent with the draft land use goals and policies, as well as draft goals and policies developed for the Circulation Element. In this sense, the Draft Housing Element is intended to support the goals and policies in the Circulation Element that encourage alternative transportation. In addition, future housing development projects within Mountain View would be required to comply with City policies and regulations supporting alternative transportation. The Draft Housing Element would not conflict with adopted policies, plans, or programs supporting alternative transportation.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less-than-Significant Impact)*

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. The Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations, and does not support development or residential population growth that was not already anticipated under the approved General Plan and its associated environmental review. However, the Draft Housing Element encourages the development of housing within Mountain View. Future development of housing within the City would increase demand for wastewater treatment facilities, as well as demand for water treatment and supply.

In addition, the Draft Housing Element includes policies and implementation programs, particularly Implementation Programs 7.3 (Water Conservation Landscaping Ordinance), which promotes water conservation.

Future development of housing in Mountain View would be required to undergo separate environmental review, including analysis of impacts related to demand for and provision of water and wastewater treatment, supply, and infrastructure. Adoption of the Draft Housing Element, in and of itself, would not compromise the treatment standards of the Water Board, nor would it require the construction of new water or wastewater treatment facilities.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less-than-Significant Impact)*

Please see Section XVI.a.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less-than-Significant Impact)*

Please see Section VIII.e. Adoption of the Draft Housing Element, in and of itself, would not generate a substantial quantity of runoff that would exceed the capacity of stormwater drainage systems that serve the City.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less-than-Significant Impact)*

Please see Section XVI.a.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less-than-Significant Impact)*

Please see Section XVI.a.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Less-than-Significant Impact)*

As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City. The Draft Housing Element identifies potential housing sites using existing zoning designations and General Plan land use designations, and does not support development or residential population growth that was not already anticipated in the approved General Plan and its associated environmental review. However, the Draft Housing Element encourages the development of housing within Mountain View. Future development of housing within the City would increase demand for wastewater treatment facilities, as well as demand for water treatment and supply.

In addition, the Draft Housing Element includes policies and implementation programs, particularly Implementation Programs 7.4 (Construction and Demolition Debris Diversion Ordinance), which promotes diversion of solid waste from landfills. Future development of housing in Mountain View would be required to undergo separate environmental review, including analysis of project-related impacts on landfill capacity. Adoption of the Draft Housing Element, in and of itself, would not exceed the capacity of a landfill.

g) *Comply with federal, State, and local statutes and regulations related to solid waste? (Less-than-Significant Impact)*

The Draft Housing Element does not include new goals, policies, or implementation programs related to solid waste, nor does it propose to amend or rescind existing related policies or regulations; as previously noted, the Draft Housing Element encourages the continuation of the City's existing Construction and Demolition Ordinance. Future housing development projects would be required to comply with federal, State, and local statutes and regulations related to solid waste.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <i>Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (Less-than-Significant Impact)</i>				

Adoption of the Draft Housing Element would not: 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife species population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history. As previously noted, the Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future housing development projects in Mountain View would be required to undergo separate environmental review.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Less-than-Significant Impact)*

Adoption of the Draft Housing Element would not result in cumulatively considerable impacts. The Draft Housing Element does not grant entitlements for new projects or include site-specific proposals, nor would it otherwise directly result in new development within the City; future housing development projects in Mountain View would be required to undergo separate environmental review. Additionally, the city is preparing a Climate Action Plan to address cumulative effects of greenhouse gas emissions as part of the General Plan update.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Less-than-Significant Impact)*

Adoption of the Draft Housing Element would not result in any environmental effects that would cause substantial direct or indirect adverse effects to human beings.

4. REPORT PREPARATION

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